



CITY OF TITUSVILLE

PLANNING AND ZONING COMMISSION

AGENDA

Regular Meeting

July 2, 2025 - 6:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

All persons who anticipate speaking on any Public Hearing item must fill out an Oath Card to be heard on that agenda item and sign the oath contained thereon. These cards are located on the table near the entrance to the Council Chamber or may be obtained from the Recording Secretary. This meeting will be conducted in accordance to the procedures adopted in Resolution #24-1997

Those speaking in favor of a request will be heard first, those opposed will be heard second, and those who wish to make a public comment on the item will speak third. The applicant may make a brief rebuttal if necessary. A representative from either side, for or against, may cross-examine a witness.

Anyone who speaks is considered a witness. If you have photographs, sketches, or documents that you desire for the Commission to consider, they must be submitted into evidence and will be retained by the City. Please submit such exhibits to the Recording Secretary.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. DETERMINATION OF A QUORUM

5. APPROVAL OF MINUTES

A. Minutes May 21, 2025 Regular meeting and June 4, 2025 Special Workshop minutes.

Approve both minutes

6. QUASI-JUDICIAL CONFIRMATION PROCEDURES

7. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

8. OLD BUSINESS

9. NEW BUSINESS

A. Rezoning (REZ) No. 2-2025 - Brooks Landing Dog Park

Conduct the public hearing and make a recommendation on Rezoning (REZ) No. 2-2025 Brooks Landing Dog Park.

Amend the Planned Development (PD) ordinance and associated master plan of the Brooks Landing subdivision applied by Ordinance No. 24-2019, to add a fenced dog park recreational amenity, for property located approximately 1,500 feet east of U.S. Highway 1 on the North side of Jay Jay Road, also identified by Brevard County Tax I.D. No. 3034198.

The City Council will hold a public hearing on this item on July 22, 2025.

B. Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning (SSA) No. 2-2025 – 5320 South Washington Avenue

Conduct the public hearing and make a recommendation on Annexation, Small Scale Comprehensive Plan Map Amendment, and Rezoning (SSA) No. 2-2025 – 5320 South Washington Avenue.

Approve the annexation of the 4.52+/- acre parcel located at 5320 South Washington Avenue having Brevard County Parcel I.D.: 22-35-26-00-511. This Ordinance is a legislative item.

Approve the comprehensive plan future land use small scale map amendment from the Brevard County Community Commercial Future Land Use category to the City of Titusville Commercial High Intensity Future Land Use category for the 4.52+/- acre parcel located at 5320 South Washington Avenue having Brevard County Parcel I.D.: 22-35-26-00-511. This Ordinance is a legislative item.

Approve the rezoning without concept plan, from the Brevard County BU-1 General Retail Commercial zoning district to the City of Titusville Community Commercial (CC) zoning district for the 4.52+/- acre parcel located at 5320 South Washington Avenue having Brevard County Parcel I.D.: 22-35-26-00-511. This Ordinance is a quasi-judicial item.

A public hearing will be held by City Council on July 22, 2025.

C. Fence Permit Ordinance

Recommend approval of the Ordinance amending fence permit requirements.

10. PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

11. REPORTS

A. City Staff

B. City Attorney

C. **Chairman**

D. **Members**

12. ADJOURNMENT

Any person who decides to appeal any decision of the Planning and Zoning Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26 Florida Statutes, should, at least 48 hours prior to the meeting, submit a written request to the chairperson that the physically handicapped person desires to attend the meeting.